


INVESTOR NUMBER: 4002179614

CITIMORTGAGE, INC.

LOAN NUMBER: 770458908


20060822000409080 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/22/2006 10:01:13AM FILED/CERT

MORTGAGOR(S): JAMES P. DARVILLE, JR.

THIS INSTRUMENT PREPARED BY:

Stephen G. Collins

Sirote & Permutt, P.C.

2311 Highland Avenue South

P. O. Box 55727

Birmingham, AL. 35255-5727

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **CitiMortgage, Inc.**, does hereby grant, bargain, sell, and convey unto Grantee, **Federal National Mortgage Association**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 117, according to the Survey of Ivy Brook Phase Three, as recorded in Map Book 28, Page 34, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.


IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, **CitiMortgage, Inc.**, a corporation, has caused this conveyance to be executed by Stephen G. Collins as Shareholder of Sirote & Permutt, P.C. pursuant to that certain Limited Power of Attorney attached hereto as Exhibit A and fully incorporated herein. This Special Warranty Deed is executed on the 2nd day of May, 2006.

CitiMortgage, Inc.

By: Sirote & Permutt, P.C.
as Attorney-in-Fact for **CitiMortgage, Inc.**

By: [Signature]
Its Shareholder


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STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Stephen G. Collins, whose name as Shareholder of Sirote & Permutt, P.C., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as shareholder, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as attorney-in-fact as aforesaid.

Given under my hand and official seal this the 2nd day of May, 2006.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES JUNE 13, 2007

My Commission Expires: